

Weston 02493

ZIP code · MA · Massachusetts · Middlesex County

SELLER'S MARKET

\$2.6M

MEDIAN SALE PRICE

+3.0%

1-YR CHANGE

165

SALES (12 MO)

\$2.2M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

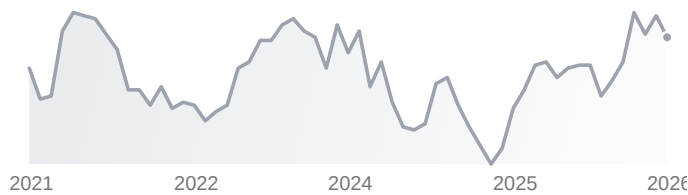
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

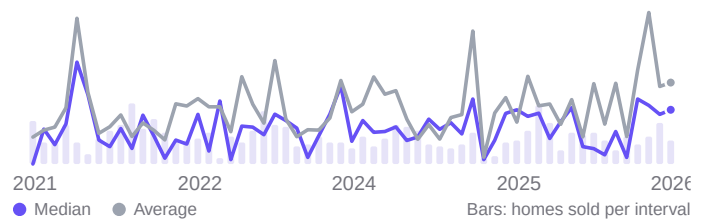
Market temperature (0–100)

72 / 100



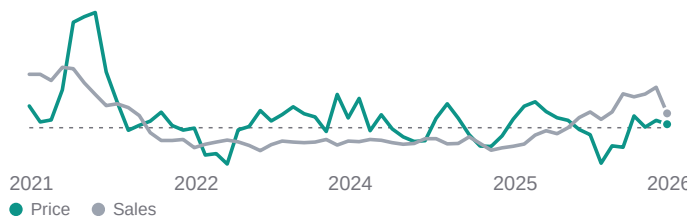
Sale prices

Median \$2.6M · Average \$3.2M



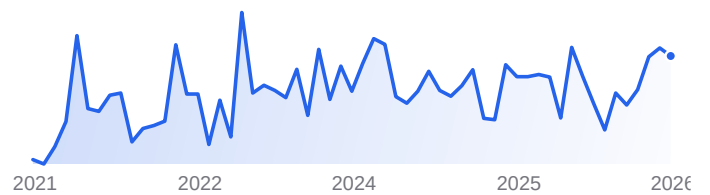
Growth (year over year)

Price +3.0% · Sales +12.2%



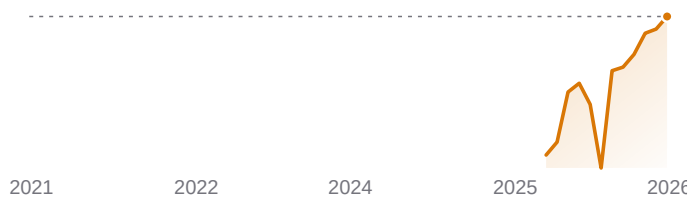
Price per square foot

\$764/ft²



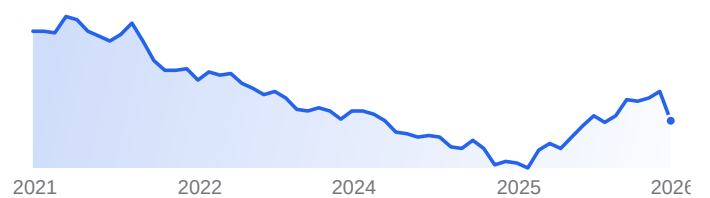
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

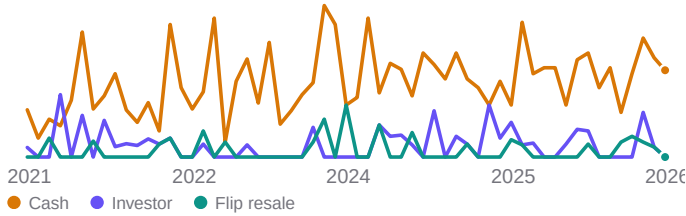
4.4%



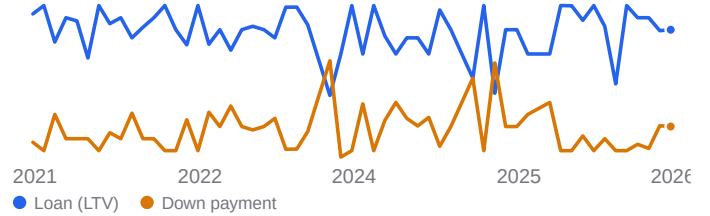
BUYERS & OUTCOMES

Buyer mix

Cash 42% · Investor 0% · Flip resale 0%

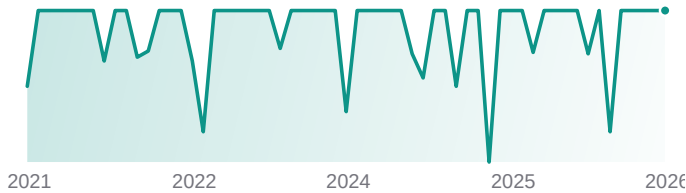


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



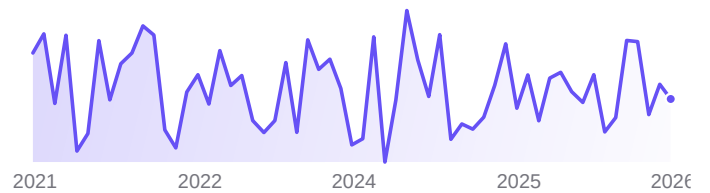
Sellers who sold at a gain

100%



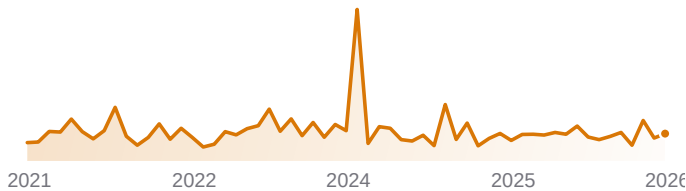
Typical hold before selling

9.9 yrs



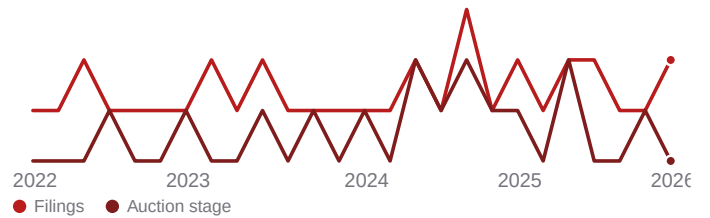
Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,712
Median value (AVM)	\$2.2M
Median size	3,322 ft²
Median bedrooms	4
Median year built	1966
Single family	92%
Condos	6.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.9%
Owner occupied	89%
Company owned	11%
Median loan-to-value	39%

Typical ownership tenure

12.1 yrs

COMMUNITY

Population	12,379
Density	714 / mi ²
Median household income	\$203K
Average household income	\$294K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	68
Homes occupied	94%
Bachelor's or higher	34%
Poverty rate	5.3%
Unemployment	1.1%
Average temp	49°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.